



PRESTIGE

SHOREACRES



Project Highlights

Custom Built Homes In Prestigious Shore Acres – Burlington Starting At Low 2.3 Millions

- Custom Build Your Home With Us – Option To Make Your Desired Changes
- Three Car Garages Option Available
- Premium 75 Feet Wide Lots
- Boasting over 3500 to 4200 Square Feet!!
- Walking Distance To The Lake
- Right Across Brandon Park
- Flexible Deposit Structure
- Completion Date Summer 2021
- 10 Feet Main and 9 Feet Top Floor Ceilings, 8 Jenn Air Appliances, Tier 3 Italian Tiles, Pot Lights ,Hardwood Floors Throughout, Coffered Ceilings, Wainscoting, Standalone Bath Tubs, Sky Light, Double Sided Fire Places, 6' Baseboards, Crown Mouldings, Extra Wide Windows, Stone/Brick/Stucco Elevation Options, Smart Home Features to name the few

Site Plan



Spruce Ave

Tuck Dr

The Caesar



The Sultan



The Pharaoh



The Badshah



The Emperor



The Majesty



Features & Finishes

ARCHITECTURAL FEATURES

- Architecturally designed and controlled streetscape with City approved exterior elevations
- Upgraded windows that are fully caulked and installed with vapour barriers and screens on all operating windows
- Built-in concrete steps
- High quality eavestroughs, down pipes, and vinyl soffits
- Upgraded double front entrance as per plan
- Upgraded exterior lights on front and back of the house
- Metal railing on front porch
- Limited Life Shingles (colours as per colour chart) with manufacturers warranty
- 2 car or 3 car garage (with openers) and inside entry as per plan
- Large basement windows — as per plans
- Interior of the garage to be dry walled and one coat of taping
- Cold cellar
- Lots graded and sodded as per City requirements

INTERIOR

- 10-foot ceilings on the main floor
- 9-foot ceilings on the second floor and lower level
- Smooth ceilings in all rooms
- Coffered ceiling in living/family rooms and master bedroom
- Upgraded 7 baseboard and 3 casing with backband to all doorways, arches with returns, windows and doors.
- Poured concrete basement walls
- Exterior walls, ceiling, and basement will be insulated to Ontario Building Code standards
- Oak staircase from main to second floor with metal pickets, and the handrail can be stained to Buyers choice.
- Upgraded chrome hardware/locks on all doors.
- All walls to be painted in a neutral colour palette
- All interior trims and doors to be painted white.
- White light switches and receptacles throughout the house
- Modern fireplace in living room and master bedroom
- Double bowl laundry sink
- Washer and dryer included
- Pot lights in Living room, Kitchen and Dining room along with Tear Drop light fixture over the kitchen island
- Pot lights on 2nd floor Hallway
- Light fixtures in all bedrooms and vanity lights in all washrooms

FLOORING

- Upgraded 24X24 tiles from the builders collection for kitchen/breakfast and foyer
- 12X24 in bathrooms and laundry room
- 5 1/4" Engineered hardwood for living room, family room and all bedrooms bedrooms.

KITCHEN

- Quality customer cabinetry in the kitchen, with wide selection of quartz counter tops
- Kitchen island with overhang for stools
- Crown moulding and wainscoting on the main floor
- All cabinetry with soft close and upper cabinets to ceiling
- Double stainless steel sink with single lever faucet and soap dispenser
- Jenn-Air appliance package

BATHROOM

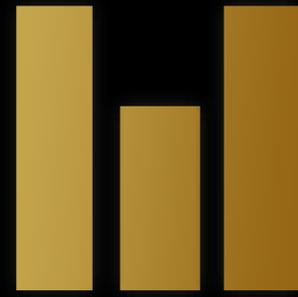
- Quality designed vanity from the builder's standard collection with quartz countertops
- Frameless glass shower as per plan
- Upgraded 12x24 wall tiles for tub and standing shower
- Upgraded mirrors over vanities in all washrooms
- Floating vanity in powder room
- Exhaust fan in each washroom
- Oval tub in master ensuite
- Chrome accessories in all bathrooms

MECHANICAL SYSTEMS

- 200 AMP electrical service
- High efficiency gas furnace, AC and Thermostat.
- Rough-in for security system
- Pre-wired for phone and cable where applicable
- High efficiency hot water heater (Rental)
- Upgraded air vents throughout the house
- Smoke Detectors on all floors and bedrooms as per code

WARRANTY

- The vendor will enroll the house in the Tarion New Home Warranty Program and the purchaser agrees to pay Tarion enrollment fee
- Seven years' major structural defect
- Two years plumbing, heating, electrical system and building envelope
- One year on all other items



MODENO HOMES

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